

MONROVIA HISTORIC PRESERVATION COMMISSION AGENDA

City Council Chambers
415 South Ivy Avenue, Monrovia, California 91016



Michael Falcone
Chair

Vicky Hansen
Vice-Chair

Mark Houston
Commissioner

Marianne Lee
Commissioner

Jenny Ly
Commissioner

Brian Yamaguchi
Commissioner

Penny Zuk
Commissioner

Welcome to the Monrovia Historic Preservation Commission Meeting Wednesday, October 29, 2025, 7:30 PM

Thank you for participating in tonight's meeting. The Historic Preservation Commission encourages public participation, and invites you to share your views on City business that falls within its purview.

MEETINGS: Regular Meetings of the Historic Preservation Commission are held quarterly on the Wednesday following the fourth Tuesday at 7:30 PM in the City Council Chambers.

AGENDA PACKETS: A full Historic Preservation Commission agenda packet with all backup information is available at City Hall in the Community Development Department and on the City's website at www.monroviaca.gov. Copies of individual Agenda Reports are available via email upon request to the Planning Division (planning@monroviaca.gov). Documents distributed to a majority of the Historic Preservation Commission after the posting of this agenda will be available for review at the Community Development Department, 415 South Ivy Avenue, Monrovia, California and on the City's website.

CITIZEN PARTICIPATION: Your participation is welcomed and invited at all Historic Preservation Commission meetings. Time is reserved at each regular meeting for those in the audience who wish to address the Commission. The City requests that persons addressing the Historic Preservation Commission refrain from making personal, slanderous, profane or disruptive remarks.

TO ADDRESS THE HISTORIC PRESERVATION COMMISSION: Simply approach the podium when the Chair asks for those who wish to speak, and state your name for the record. Please provide City Staff with a copy of any written materials you wish to have distributed to the Historic Preservation Commission.

MATTERS NOT ON THE AGENDA: Should be presented during the time designated as "PUBLIC INPUT." By State law, the Historic Preservation Commission may not discuss or vote on items not on the agenda.

MATTERS ON THE AGENDA: If you wish to address the Historic Preservation Commission on a matter on the agenda, please wait until the Chair opens the public hearing or calls for public comment on that matter. For public hearings and appeals, the applicant is invited to speak first, followed by those who support the project, then those who have concerns or oppose the project. The applicant is then given the opportunity to rebut.

AGENDA ITEMS: The Agenda contains the regular order of business of the Historic Preservation Commission. Items on the Agenda have generally been reviewed and investigated by the City Staff in advance of the meeting so that the Historic Preservation Commission can be fully informed about a matter before making its decision.



In accordance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please call the Community Development Department at 932-5565. Please notify the Community Development Department at least seventy-two hours prior to the meeting so that reasonable arrangements can be made to ensure accessibility. Council Chambers is equipped with audio equipment for the hearing impaired, and is wheelchair accessible.





AGENDA

MONROVIA HISTORIC PRESERVATION COMMISSION

Regular Meeting of the Monrovia Historic Preservation Commission
Monrovia City Hall
415 South Ivy Avenue
Wednesday, October 29, 2025, 7:30 PM

Staff reports or other written documentation relating to each proposed item of business on the Agenda presented for consideration by the Historic Preservation Commission are on file in the Community Development Department.

CONVENE Chair Falcone

PLEDGE OF ALLEGIANCE Commissioner Lee

ROLL CALL Commissioners Hansen, Houston, Lee, Ly, Yamaguchi, Zuk, Chair Falcone

APPROVAL OF MINUTES [Unadopted Minutes of the September 24, 2025 Regular Meeting](#)

PUBLIC INPUT

At this time, citizens who wish to speak on any City business not on the Agenda that is within the purview of the Historic Preservation Commission may approach the podium on a first come, first served basis. Please state your name for the record. By State Law, the Commission may not discuss or vote on items not on the Agenda.

PUBLIC HEARINGS

PH-1 [Historic Landmark; HL-170 \(HL2025-0002\) and Mills Act Contract; MA-158 \(MA2025-0002\)](#)
130 North Encinitas Avenue, Kurt and Sonya Liginbuhl, Applicant

Request: Historic Landmark designation and a Mills Act Contract for a Transitional Craftsman style residence that was constructed in 1906.
Determine that the project is Categorical Exempt (Class 31) pursuant to the California Environmental Quality Act (CEQA)

Recommendation: Recommend approval to City Council

PH-2 [Historic Landmark; HL-171 \(HL2025-0003\) and Mills Act Contract; MA-159 \(MA2025-0003\)](#)
218 East Greystone Avenue, Domenic Bianco, Applicant

Request: Historic Landmark designation and a Mills Act Contract for a Spanish Colonial Revival style residence that was constructed in 1930.
Determine that the project is Categorical Exempt (Class 31) pursuant to the California Environmental Quality Act (CEQA)

Recommendation: Recommend approval to City Council

ADMINISTRATIVE REPORTS

AR-1 [HCD Design Review; HCD2025-0003](#)
520 South Myrtle Avenue, Nader Kaiser, Applicant
(Continued from September 24, 2025)

Request: Design Review of a revised rear patio canopy and consideration of the Historic Preservation Commission Subcommittee's recommendations for the storefront design scheme at 520 South Myrtle Avenue (Republik Coffee).
Determine that the project is Categorical Exempt (Class 1) pursuant to the California Environmental Quality Act (CEQA)

Recommendation: Approve revised rear patio canopy and forward storefront recommendations to the Development Review Committee.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORT

- Updates

REPORTS/ANNOUNCEMENTS FROM COMMISSIONERS

ADJOURNMENT

NOTE: Decisions of the Historic Preservation Commission may be appealed to the City Council if filed in writing to the City Clerk within ten (10) days. (Note: Appeal Fee Required).

I hereby certify, under penalty of perjury under the laws of the State of California that the foregoing Agenda was posted at the front entrance of City Hall not less than 72 hours prior to the meeting. Dated this 23rd day of October, 2025.

April Kea, Management Assistant